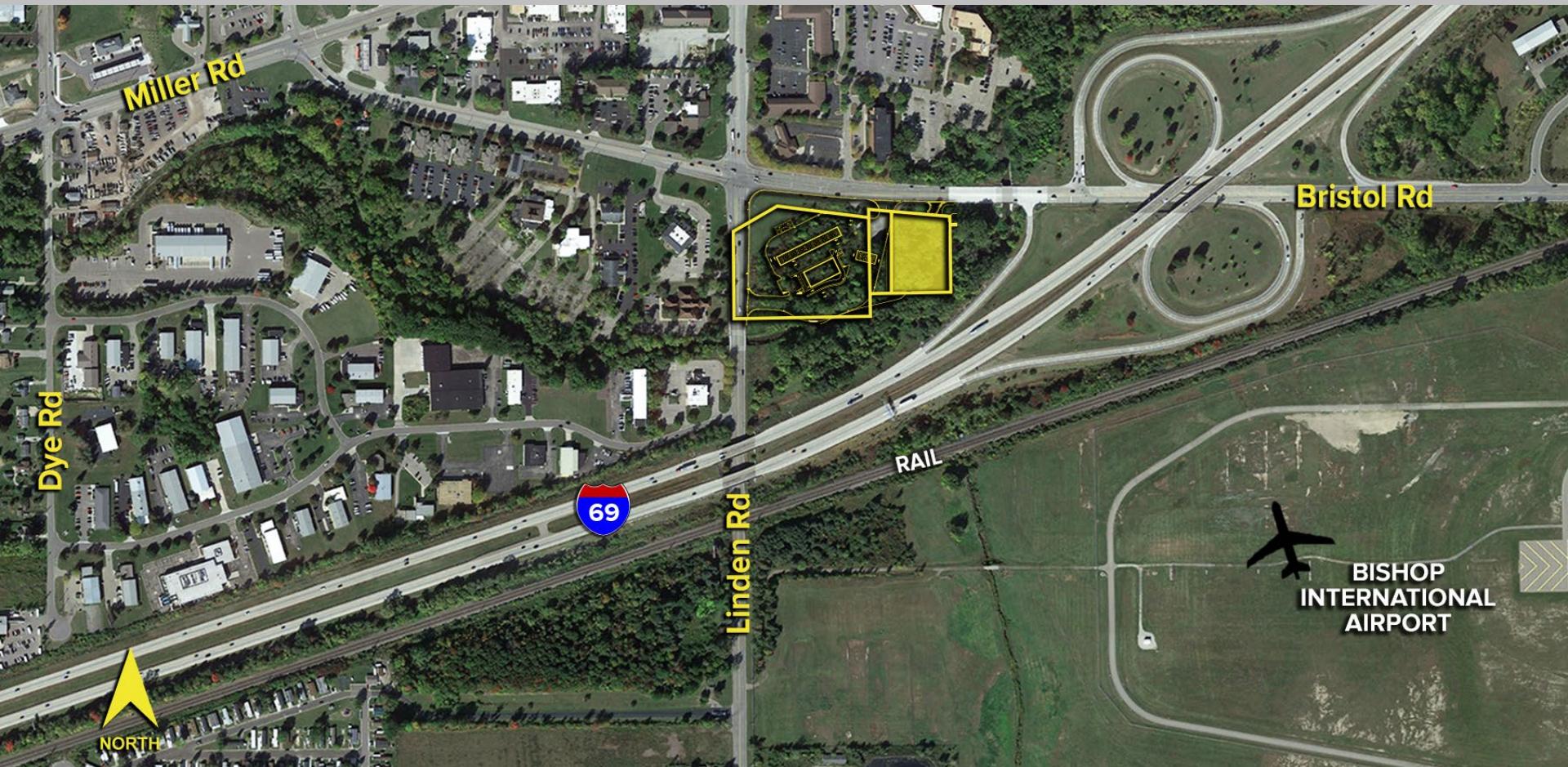


FOR SALE // PRIME DEVELOPMENT OPPORTUNITY



Bristol Road, Flint, MI

For more information, contact:

MARVIN PETROUS

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PROPERTY OVERVIEW

- 1-acre development opportunity
- Immediate access to I-69 benefiting from both am/pm commuters
- Ideal for retail, restaurant, coffee shop, financial institution, carwash, mixed-use and more
- Trade area surrounded by national retailers and next to new service station opening in 2024
- Sale Price: \$650,000



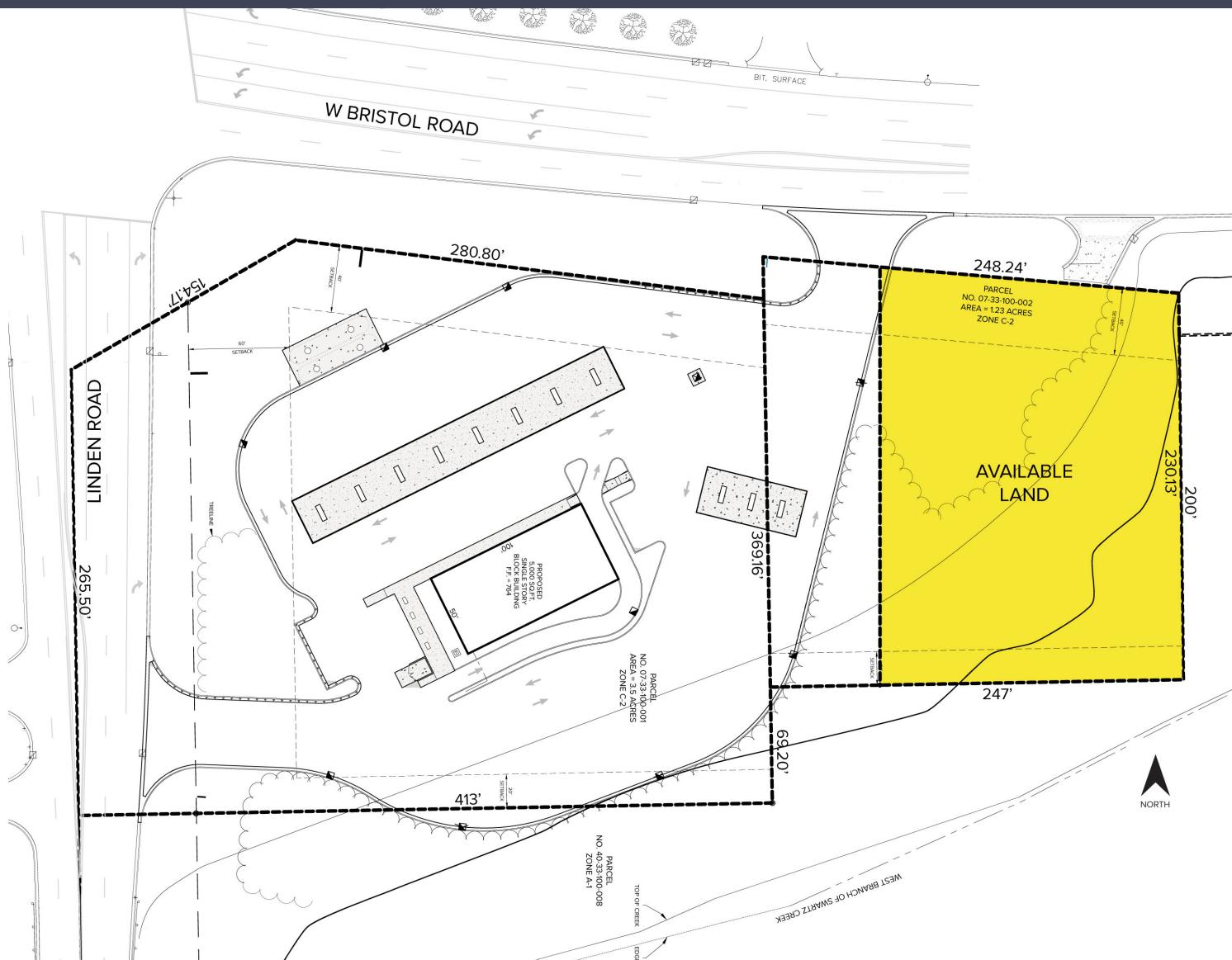
DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,774	\$64,409
3 MILE	24,278	\$55,442
5 MILE	85,984	\$52,148

TRAFFIC COUNTS

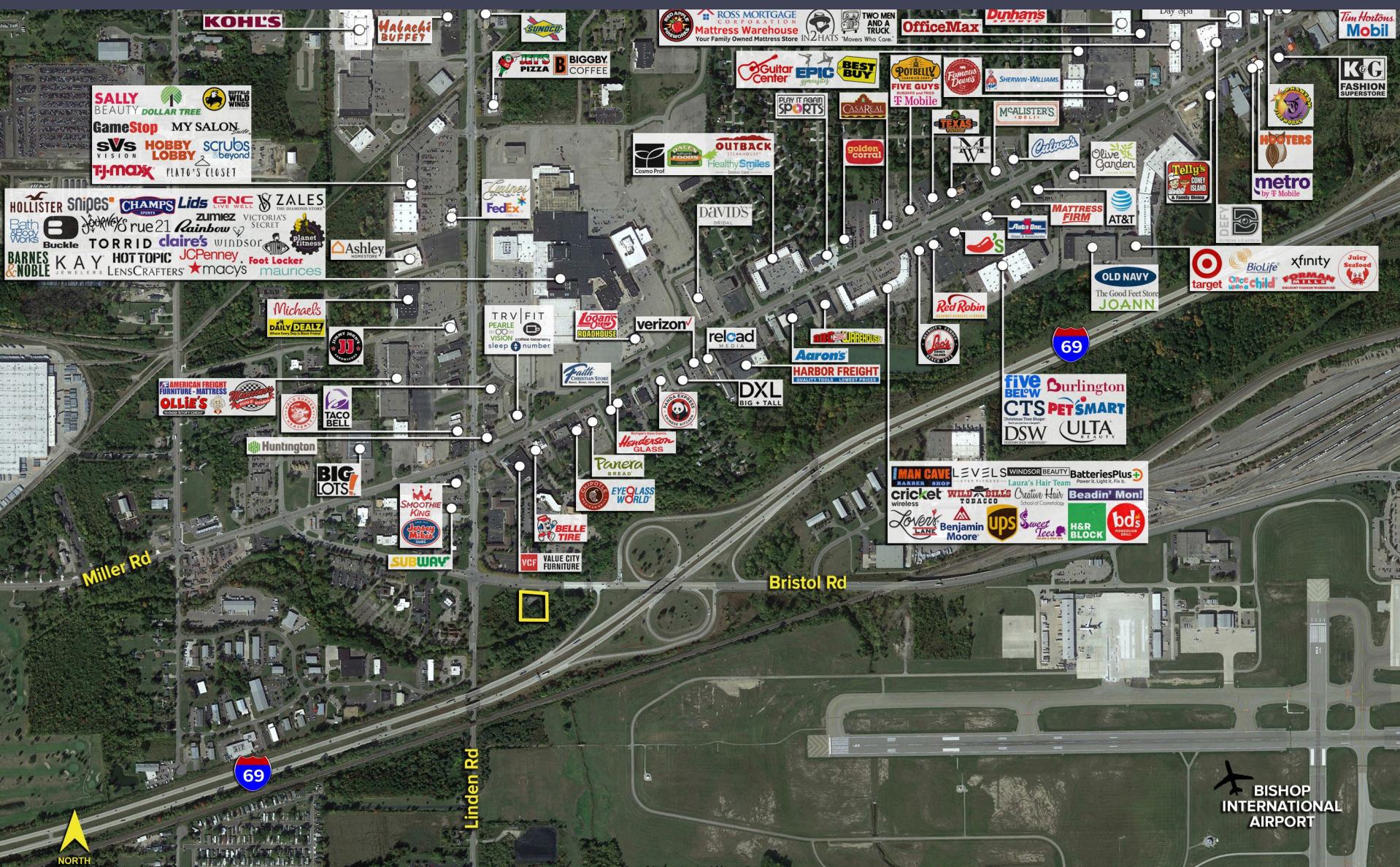
19,139	Linden Rd. N. of Bristol Rd.
14,036	Linden Rd. S. of Bristol Rd.
20,509	Bristol Rd. E. of Linden Rd.
7,438	Bristol Rd. W. of Linden Rd.

SITE PLAN



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AREA BUSINESSES



The background of the image is an aerial photograph of a complex highway interchange. The roads are grey asphalt, and the surrounding area is a mix of green trees and some industrial or residential buildings. The perspective is from above, looking down at the intersection of multiple highway lanes.

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